



Town of South Kingstown Planning Board

Work Session Meeting Minutes
Tuesday, July 21, 2026 at 6:30 PM
South Kingstown Town Hall, **Conference Room**
180 High Street, Wakefield, RI 02879
www.southkingstownri.gov

Maria H. Mack, Chair
Susan Axelrod, Vice Chair
Elizabeth Karp, Secretary
Paul Jordan
Robyn Pothier
Kaiper Wilson
Armand Monaco

A. Call to Order & Roll Call:

The meeting was held in the Town Council Chambers.

Ms. Mack called the meeting to order at 6:35 p.m.

ROLL CALL:

Present: Susan Axelrod, Liz Karp, Paul Jordan, Robyn Pothier, Kaiper Wilson, Armand Monaco, and Maria Mack.

Absent: None

Also present: James Rabbitt, Director of Planning; Brian Wagner, Deputy Director of Planning; Curtis Dufour, Principal Planner; and David Marks, Special Legal Counsel.

B. Recommendations to Town Council:

1. Old Tower Hill Road Neighborhood Project, Form-Based Code: Review and Recommendation to the South Kingstown Town Council.

Mr. Rabbitt reported that the Town Council requested the Planning Department work with legal counsel and go over and refine the draft document. Also, that the Town Council is tentatively scheduled to have public hearings on the proposed revisions at their first meeting in September, potentially continuing any public meeting to their second meeting in September.

Mr. Rabbitt then discussed suggestions made by Andy Tietz, Special Legal Counsel.

Discussion ensued regarding the Form Based Code.

Mr. Rabbitt encouraged the Planning Board Members to send any bullet items and/or suggestions to him; the information and changes will be reviewed at the August 13, 2026, Work Session.

2. Zoning Ordinance Regulation on Farmstands.

Mr. Rabbitt gave an overview of what the Town Council has tasked the Planning Board, the Town's legal team, as well as the Planning Department.

Mr. Rabbitt stated that the structural aspects of farms, farm stands, events, and accessory uses for farms, are very structured within the Town's existing regulations. The current zoning ordinance states that a farm stand is allowed on a farm; a farm is 5 acres or more.

Attorney Marks reviewed the State laws governing farms/farm stands, and how local zoning is then followed. South Kingstown does not recognize a farm that is less than 5 acres, for purposes of putting a farm stand on it.

Discussion ensued.

The Planning Department staff is to look at examples around New England and put out a couple of different models with layered structure and scalability, for the Planning Board to react to.

C. Reports and Special Items: None

D. Adjournment:

Upon a Motion made by Ms. Wilson, duly seconded by Mr. Jordan, the meeting was adjourned at 8:00 p.m., by unanimous vote.